

# HALIFAX

## **Public Hearing: Case 22503**

LUB Amendment for Properties on Percy  
Street & Joseph Howe Drive, Halifax

Halifax & West Community Council

August 11, 2020

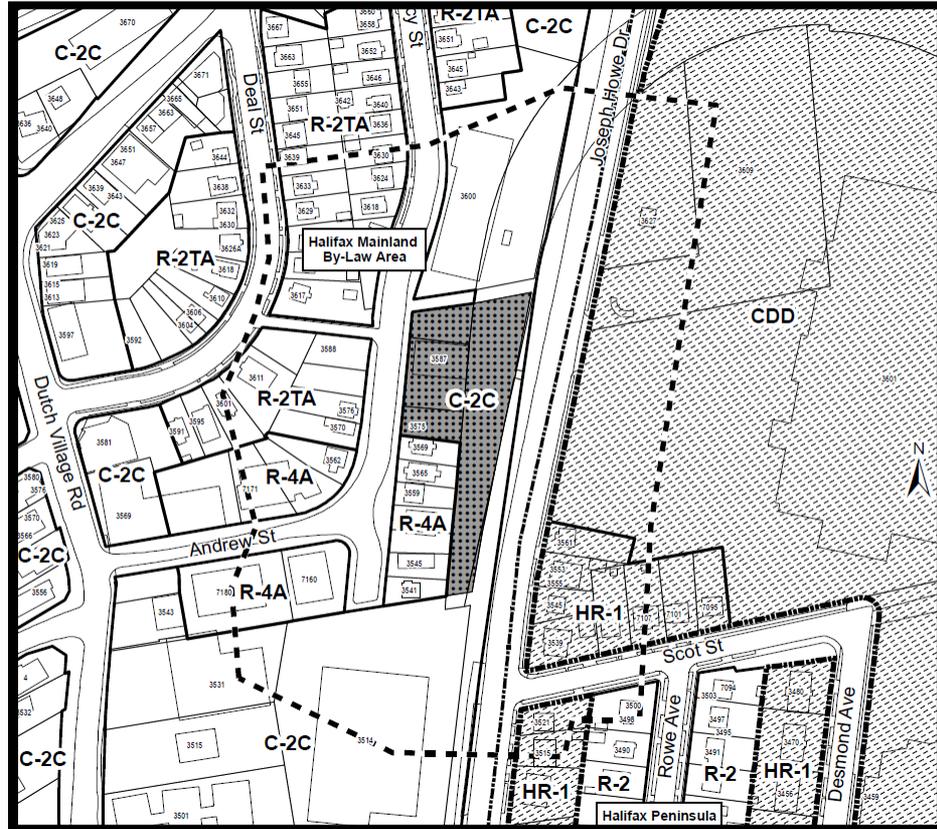
# 2. Applicant Proposal

Applicant: Fathom Studio/ Tony Maskine Trustees.

Location:

3575-3587 Percy Street;  
PIDs 41317306 & 41317744  
Joseph Howe Drive, Halifax

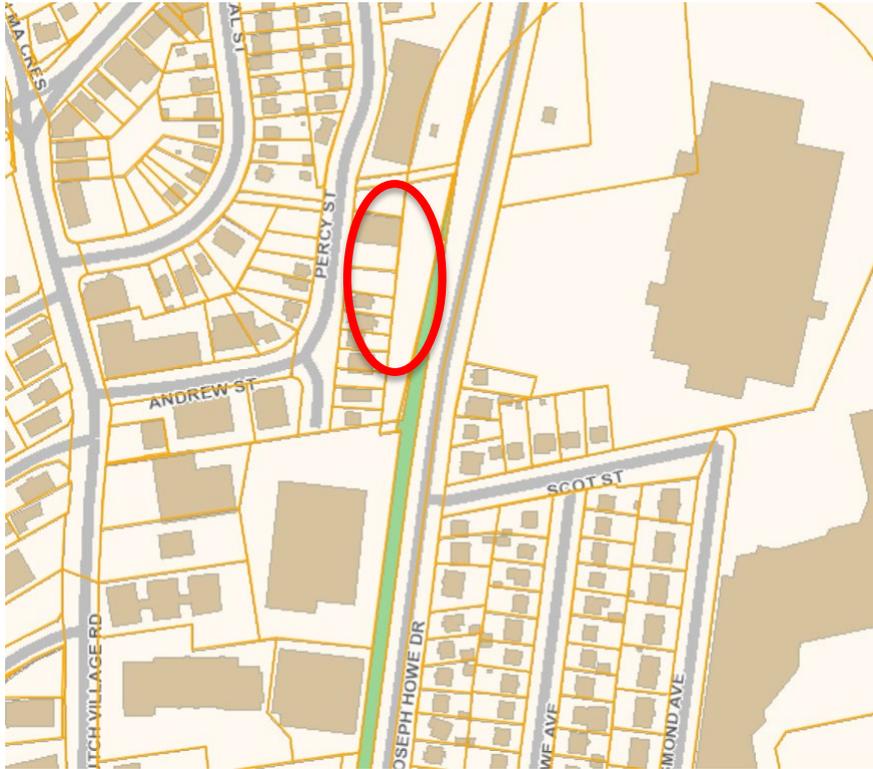
Proposal: Amend LUB height calculation to enable a new 8-storey mixed-use building.



Subject Site

# 3. Site Context

Percy Street & Joseph Howe Drive, Halifax



General Site location



Site Boundaries in Red

# 4. Site Context



Subject site.

# 5. Site Context



Subject site from Percy St.

# 6. Site Context

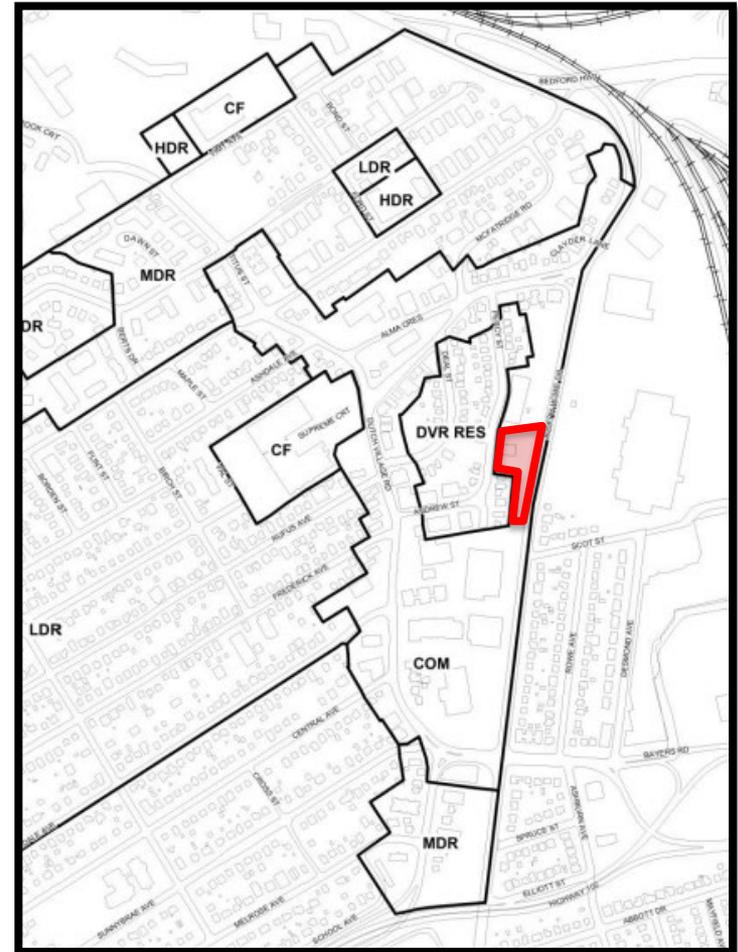


View along Joseph Howe Drive

# 7. Planning Policy

## Halifax Municipal Planning Strategy

- Fairview Area Secondary Planning Strategy:
  - Commercial Designation:
    - Variety of commercial and residential uses;
  - As-of-right development (low and mid-rise);
  - Built form requirements (building placement & massing);

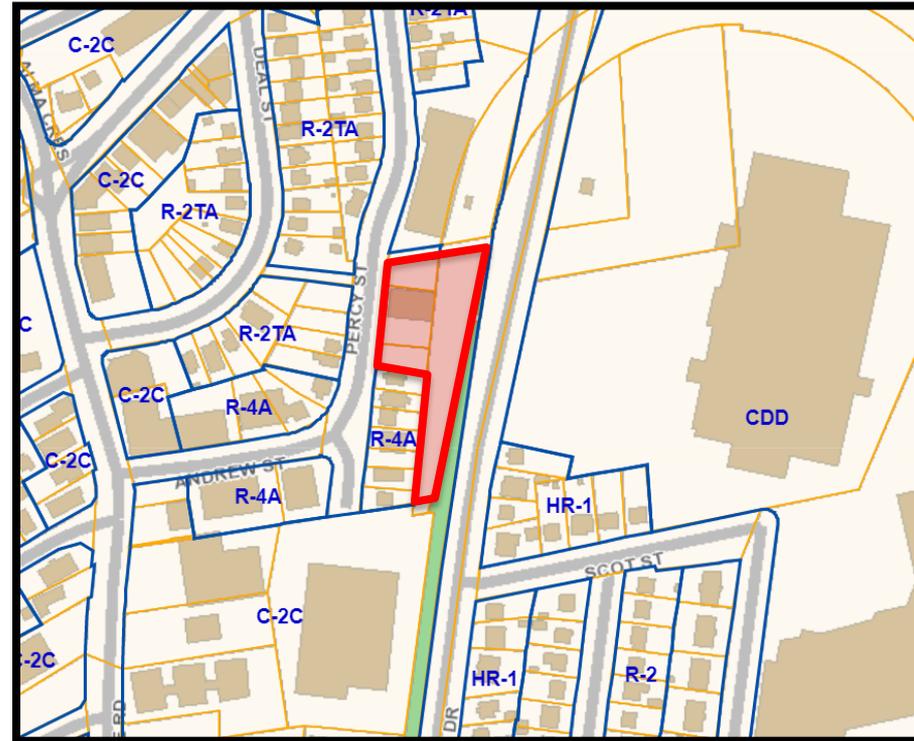


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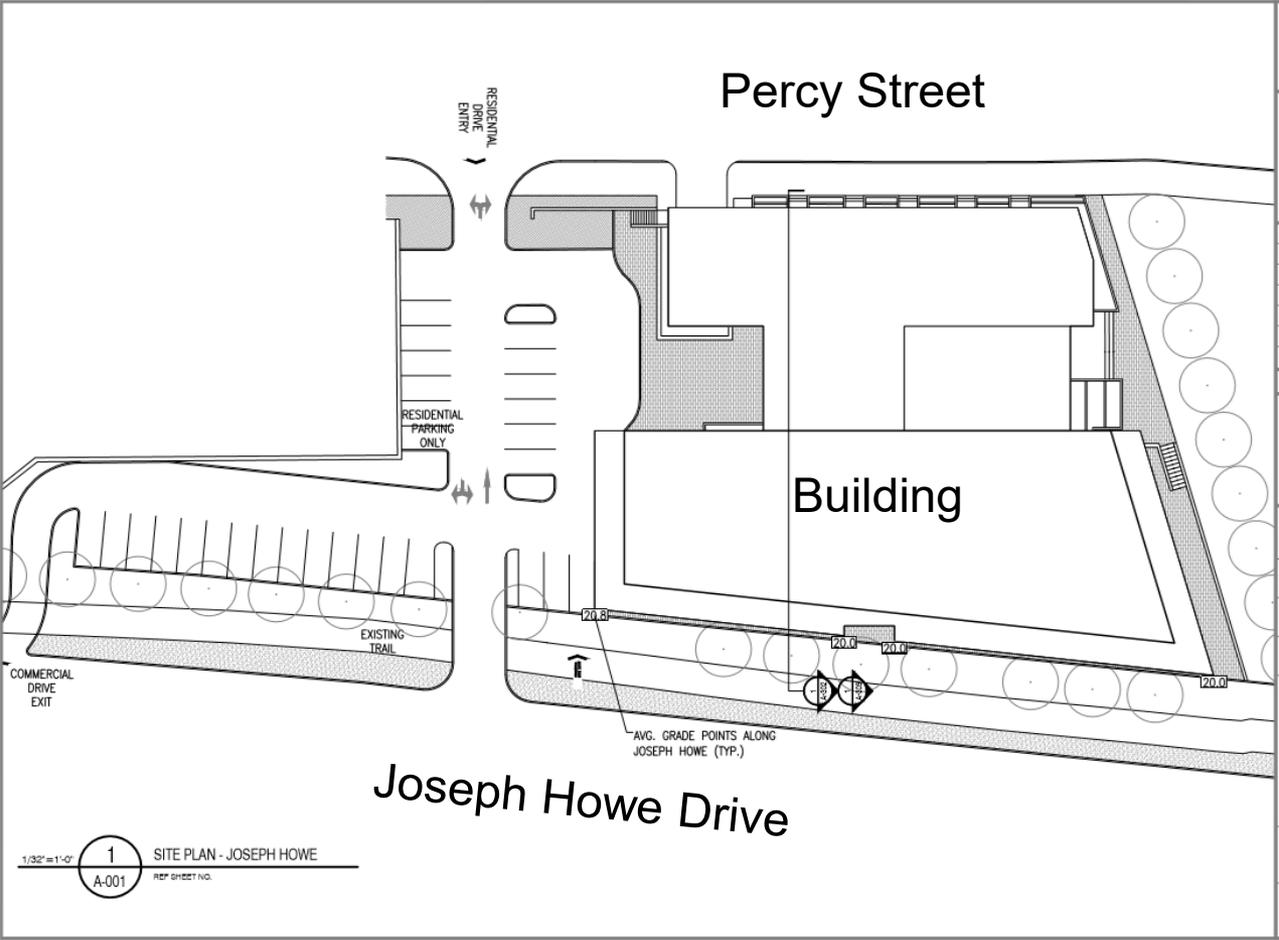
# 8. Land Use By-law

## Halifax Mainland LUB

- C-2C Zone, Fairview Area:
  - mixed-use zoning (commercial/ residential);
  - Low and mid-rise buildings as-of-right (permits only);
  - Buildings close to street, up to 3-5 storeys, then set back to height of 25.5 metres;
  - 8-storey buildings were considered maximum height.



# 9. Proposal



Preliminary Site Plan



# 11. Proposed LUB Amendments

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- Text amendment to Section 38BE(3) [height calculation] to allow for:
  - Two options for measuring the grade at the base of the building (streetline grade or average grade adjoining the building);
  - Clarification that the Chain of Lakes trail property line may be substituted for the street line (along Joseph Howe); and
  - Rooftop architectural features, landscape elements, and non-habitable penthouses (mechanical/ amenity space) to be exempt from height calculation.

# 12. Policy Considerations

## Halifax Municipal Planning Strategy

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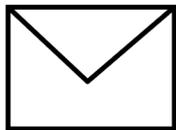
- Minor height increases and clarifications are intended to allow impacted sites to develop to the number of storeys originally intended by Plan DVR policies;
- Amendments provide clarification of the street frontage in relation to those properties fronting on the Chain of Lakes Trail;
- Limited impacts on other properties;
- No issues regarding traffic and site servicing.

# 13. Public Engagement Feedback

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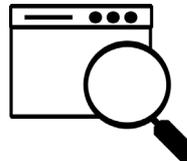
- Level of engagement completed was **consultation**, achieved through a postcard mail out requesting feedback from residents, website info, and on-site signs.
- Feedback from the community generally involved the clarification of proposal details.

**Notifications  
Mailed**



**125**

**Webpage  
Views**



**144**

**Calls/Emails  
Received**



**1**

# 14. Staff Recommendation

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- Staff recommend that Halifax and West Community Council approve the proposed Land Use By-law amendments, as set out in Attachment A.

**HALIFAX**

**Thank You**